



COUNCIL REPORT

Report Date: May 7, 2025
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VanRIMS No.: 08-2000-20
Meeting Date: June 18, 2025
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services

FROM: The General Manager of Engineering Services in Consultation with the Director of Real Estate Services

SUBJECT: Closure and Conveyance of a Portion of Road within the Granville Loops Lands

Recommendations

- A. THAT Council close, stop-up and raise title in the name of the City of Vancouver, as owner of 777 Pacific Street, that approximately 193.4 square metre portion of Granville Street generally shown outlined in bold on the plan attached as Appendix A (the "Road Portion"), subject to the terms and conditions noted in Appendix B.
- B. THAT the associated Road Closure Fee as prescribed in the Miscellaneous Fees Bylaw No. 5664, currently \$13,740.00, be waived.

If Council approves the recommendations as contained in this report, the Formal Resolution to close the Road Portion will be before Council later this day for approval.

Purpose and Executive Summary

This report seeks Council authority to close, stop-up and raise title in the name of the City of Vancouver to the Road Portion for consolidation with the adjacent City-owned lands located at 777 Pacific Street (PID: 032-415-761, Lot B Block 112 District Lot 541 Group 1 New Westminster District Plan EPP131478) ("Parcel B"). It has been determined that Engineering Services no longer requires the Road Portion for road purposes.

The closure of the Road Portion and consolidation with the abutting Parcel B will help to maximize the available site area therefore improving the ability for Vancouver Housing Development Office to successfully develop and market this site.

Council Authority/Previous Decisions

The authority for closing and disposing of streets and lanes is set out in the *Vancouver Charter*.

On January 21, 2025, Council enacted [By-law No.14237](#) to rezone the Granville Loops to CD-1 (887).

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The City's Vancouver Housing Development Office (VHDO) is seeking to stop-up, close, and consolidate the Road Portion with Parcel B to maximize the available site area, improve design efficiency and enhance development feasibility.

The City owned Parcel B forms part of the Granville Loops lands which are currently held within the City of Vancouver Property Endowment Fund (PEF) portfolio. As a result of a rezoning application to permit the development of four new parcels and the removal of two circular bridge ramps connecting Pacific Street to Granville bridge, additional portions of road were dedicated to create a more standardized street arrangement.

The Road Portion was dedicated as road on Subdivision plan EPP131478 as a condition of rezoning of the Granville Loops lands, approved by Council at a public hearing on July 12, 2022, and the corresponding CD-1 Zoning and Development By-law amendment was enacted on January 21, 2025. As part of the work to remove the two circular bridge ramps, the realignment of the street network has raised the intersection of Neon Street and Granville Street to grade, eliminating the need for an underpass. As a result, the Road Portion adjacent to Parcel B that was dedicated as road, is no longer required for road or engineering infrastructure purposes.

The VHDO initiated and advanced schematic design for Parcel B at the end of 2024 under the Rental Housing on City Land – Public Benefit Pilot Rezoning Policy as one of five identified pilot sites. By consolidating the Road Portion with Parcel B, parking efficiencies are increased substantially therefore improving development feasibility and VHDO's ability to market the site successfully.

Discussion

Engineering Services has conducted a comprehensive review and has determined that the Road Portion is no longer needed for road purposes and is available to be closed, stopped-up and consolidated with Parcel B, subject to the conditions detailed in Appendix B of this report.

Financial Implications

The Road Portion will be consolidated with the adjacent City-owned Parcel B. There are no financial implications.

Recommendation B seeks to waive the Road Closure Fee of \$13,740.00 as prescribed under the Miscellaneous Fees Bylaw given the City's retained ownership of the Road Portion.

Legal Implications

There are no legal implications associated with this report's recommendations.

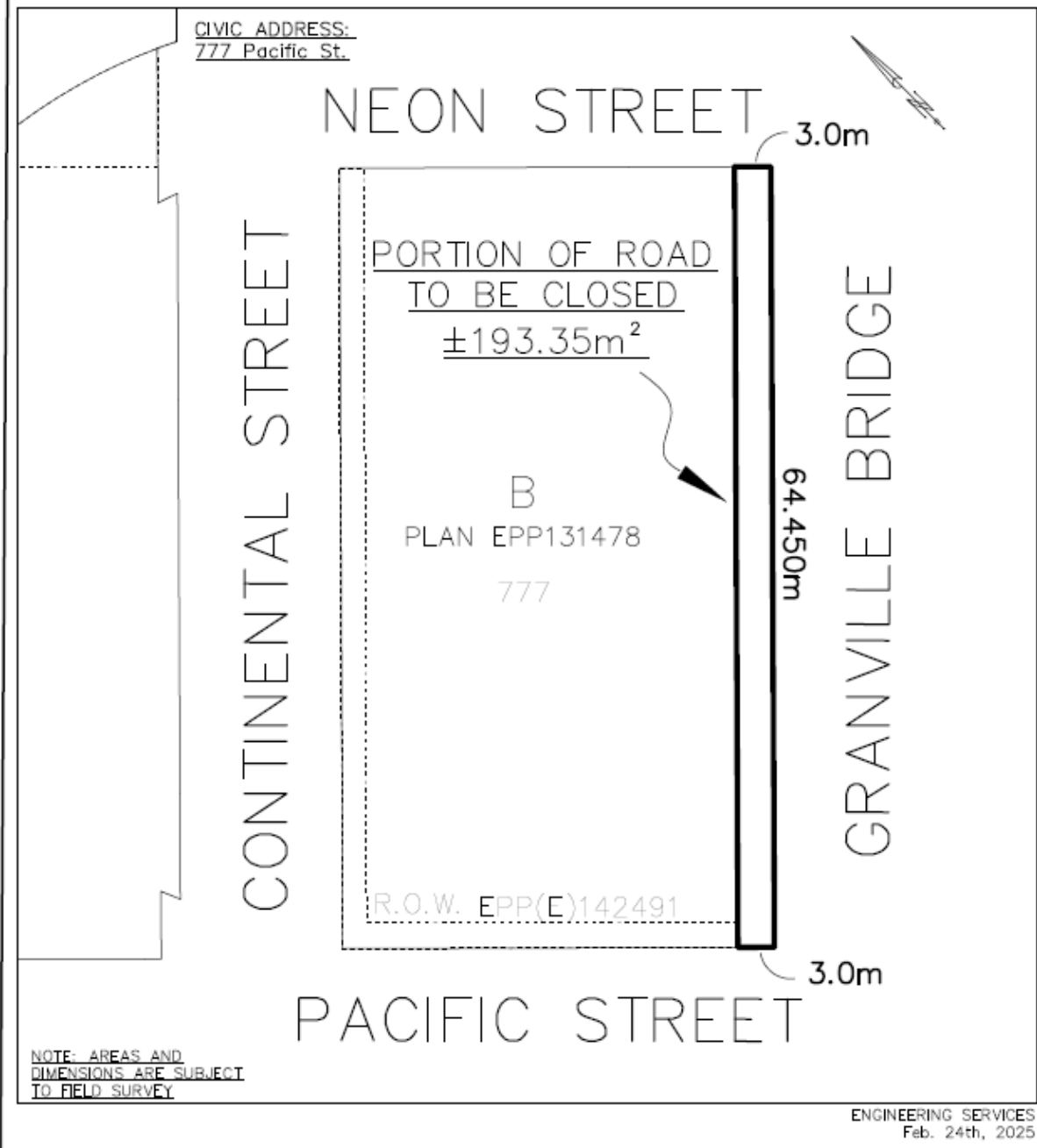
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APPENDIX A

LF12250

**SKETCH PLAN TO ACCOMPANY PROPOSED ROAD CLOSURE
ADJACENT TO LOT B, BLOCK 112, DISTRICT LOT 541,
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP131478**

DRAWING NOT TO SCALE



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APPENDIX B

1. The 193.4 square metre (2082 square foot) portion of road to be closed, generally shown in bold outline on Appendix A is to be consolidated with Parcel B (PID: 032-415-761, Lot B Block 112 District Lot 541 Group 1 New Westminster District Plan EPP131478) to form a single parcel, to the satisfaction of the Director of Legal Services;
2. The Vancouver Housing Development Office to be responsible for all necessary survey plans, administration costs, and Land Title Office fees. Since there is no title to the Road Portion (dedicated to the City by registration of Plan EPP131478), a Reference Plan to Accompany Resolution of the Council of the City of Vancouver and a Reference Plan of Consolidation will be required;
3. Registration of a statutory right-of-way (SRW) in favour of the City over the Road Portion for public pedestrian use of an expanded sidewalk area at bridge level. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate portions of the building structure below bridge level within the SRW agreement;
4. Registration of a modification to Statutory Right of Way (SRW) CB1805823 to extend the SRW Area shown on Plan EPP142491 to include the south 1.6-metres of the Road Portion on Pacific Street for the purposes of a building setback and surface SRW for public pedestrian use, to the satisfaction of the GMES and the DLS;
5. Registration of a Statutory Right of Way (SRW) in favour of the City over the Road Portion for the purposes of access, maintenance, repair, rehabilitation, and retrofit of the Granville Bridge and related infrastructure;
6. The Road Portion will be registered in the name of the City and consolidated with the adjacent Parcel B;
7. Any agreements are to be drawn to the satisfaction of the Director of Legal Services; and
8. No legal right or obligation shall be created and none shall arise hereafter until the documents are executed by the parties thereto.